HYDROLOGY

F20/D9

N.E. HEIGHTS SELF STORAGE FACILITY
PHASE 2

F20-D9

N.E. HEIGHTS

SELF STORAGE

FACILITY PHASE 2

1 PLAN

Speed Letter

To Bruno

From T. Mann

Subject 9-88 NE Height Self Storage

MESSAGE

Transmitted herewith are 2 prints of the drainage plan we discussed earlier. We coordinated w/ the land to the west ~~and~~ assured the operation of the weir and added a drain pipe. Please approve the drainage plan and sign the development plan. Thanks

Date 9/13/79 Signed T. Mann

REPLY

Date

Signed Bruno

Wilson Jones Company

RECIPIENT—RETAIN WHITE COPY, RETURN PINK COPY

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

September 24, 1979

Mr. Tom Mann
Goldberg Mann & Associates
911 Pennsylvania N.E.
Albuquerque, New Mexico 87110

Dear Mr. Mann:

I have reviewed the drainage plan for the referenced development, and I find that the plan is not consistent with the indications given in the text. The plan shows that a swale needs to be constructed East of the development to intercept the off site flows. Even though the entire parcel is under one ownership, it is conceivable that the 1.2 acres to the East, could be sold to others.

Temporary drainage easement must therefore be reserved and dedicated over the drainage swale until further development modifies the existing conditions. I further note that an elevation of 91.0 feet is indicated at the Southeast corner of the retaining wall, to make the elevation of the wall compatible with the existing ground elevation. The flow line of the swale in the proximity of the wall must be indicated together with the proposed grade elevations along the wall to insure that, after grading, no water will accumulate against the retaining wall.

I am also requesting than an in-flow, out-flow hydrograph be supplied to verify that at the critical time from the begining of the 100 year storm, (10-15 min.) the peak flow will not exceed the undeveloped peak discharge. From the plan, it is unclear how the flow from the scale north of building 1, will be conveyed to pond "A" since no proposed grade elevations are given. I also recommend that said swale be lined with asphalt to prevent erosion and sediment accumulation in the pond. Similarily, it is requested that the swale along the south property line be grassed or gravelled to prevent erosion and sedimentation of pond "B".

I further find that the elevations reported on the plan, conflicts with the data in the text: i.e., overflow would begin to occur after the run off in pond "A" had reached a depth of 1.37 feet.

With this letter, I am including a marked up sheet showing where conflicts occur, please return this sheet with your revised grading plan.

Finally, I am requesting that you notify the owner that before certification of occupancy is granted, the City must receive certification from his engineer that the grading has been performed in accordance with the approved drainage plan.

If you would like to discuss the matter further, please don't hesitate to contact my office.

Sincerely,

Bruno Conegliano
Asst. City Engineer-Hydrology

BC/lc

Goldberg - Mann & Associates, Inc.
Engineers - Planners
811 Dallas St., N.E. Albuquerque, New Mexico 87110 (505) 265-5611

October 2, 1979 9-88

Mr. Bruno Conegliano
City of Albuquerque
Engineering Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Re: Northeast Heights Self Storage Facility Drainage Plan

Dear Bruno:

I have received your letter dated September 24, 1979. You, Richard Heller, Randy Nunally and myself met to discuss the letter on October 1, 1979. This letter is in response to your letter and the subsequent meeting.

It is my understanding that Mr. Nunally will work with the City Attorney to prepare a document granting a potential drainage easement along the south property line of the warehouses. ~~In the event the east portion of this property is sold, it is Mr. Nunally's responsibility to secure that document and present that to you and the City Attorney.~~ JT 10/5/79

The drainage swale along the north property line will be asphalt lined as you request. The drainage swale along the south property line will be landscaped with trees and grass. This will provide landscaping and in addition provide a surface to resist erosion.

The top of the retaining wall surrounding Pond A has been raised 6/10 of a foot as has been the elevation of the wier at the south end of Pond A, so that the pond will be 2.5 feet deep as shown in the calculations. Pond B; the depth has been changed to reflect the total of 2.7 foot of depth below the wier outlet in the drainage easement. Both ponds will provide additional storage as the head builds up in order to make the wier function. I will attach the calculations for

an inflow-outflow hydrograph, but the computations indicate that the runoff under developed conditions will be less than the runoff with undeveloped conditions.

It is also my understanding that gunite can be used in lieu of a retaining wall at the southeast corner of the site. However, gunite will no be allowed along the west property line or the southwest corner of the site.

Attached is your marked-up print of my first submittal. Also attached are two (2) blueprints of the revised drawing. Please review this letter and the revised drawing, and grant us approval at your earliest convenience.

Thank you.

Yours truly,

GOLDBERG-MANN & ASSOCIATES, INC.

Thomas T. Mann, Jr., P.E.
President

APPROVED:

Bruno Conegliano
Asst. City Engineer-Hydrology

TTM:pe
Enc.

CITY OF ALBUQUERQUE

ALBUQUERQUE, NEW MEXICO

INTER-OFFICE CORRESPONDENCE October 11, 1979 F20-D9 REF. NO._____

TO: Charles Volz, Chief Building Official

FROM: Bruno Conegliano, Assistant City Engineer-Hydrology BC.

SUBJECT: 4801 Eubank N.E.

A tentative address, 4801 Eubank N.E., has been assigned to the development known as Northeast Heights Self Storage Facility. (See enclosed)

From the attached letter, you can see that a temporary easement is to be granted to the City, along the South property line of this project.

The developer is working with the City Attorney's Office to comply with this requirement and with the understanding that the building permit will be granted, but that the certificate of occupancy would be withheld if, at the time of the application, the required easement is not on hand.

I am requesting your assistance to insure compliance with the above will be approved.

BC/lc
encl.
cc: Richard Leonard, AMAFCA
Richard Heller, City Engineer
Drainage File

CITY OF ALBUQUERQUE

ALBUQUERQUE, NEW MEXICO

INTER-OFFICE CORRESPONDENCE January 30, 1980 REF. NO._____

TO: Bruno Conegliano, Assistant City Engineer, Hydrology

FROM: Malcolm W. deVesty, Assistant City Attorney MWdeV

SUBJECT: Drainage Easement

I am enclosing herewith a letter received from Thomas Bonham, as well as a covenant to create an easement. I would appreciate your looking these over, and getting back to me so that we can discuss same.

MWdeV/nkb
Enclosures

Thomas L. Bonham
Attorney at Law
420 Sandia Savings Building
Albuquerque, New Mexico 87102

(505) 243-6705

December 17, 1979

Mr. William Cramer
City Attorney's Office
Harry Robins Court Building
4th and Roma NW
Albuquerque, New Mexico

Re: Northeast Heights Self Storage Limited Partnership
(R. S. Nunnally)

Dear Mr. Cramer:

I represent Northeast Heights Self Storage Limited Partnership and Mr. R. S. Nunnally. My client has asked me to prepare for your review a document which would grant an easement to guarantee drainage from a portion of my client's property in the event my client were to sell off an easterly portion of his property to a third party.

I enclose a copy of the proposed Covenant to Create an Easement which I hope is self-explanatory and which should be acceptable to all parties. At your convenience please review the enclosed and if there are any problems or questions advise.

Thank you for your courtesies.

Sincerely,

THOMAS L. BONHAM

TLB:ss
Encl.
cc: Mr. R. S. Nunnally

COVENANT TO CREATE AN EASEMENT

THIS COVENANT TO CREATE AN EASEMENT is made and entered into this ____ day of December, 1979 by NORTHEAST HEIGHTS SELF STORAGE LIMITED PARTNERSHIP, a New Mexico limited partnership (hereinafter referred to as the Limited Partnership).

WITNESSETH:

WHEREAS, the Limited Partnership is the owner of certain realty situate in Bernalillo County, New Mexico, comprising 3.6564 acres more or less and described as:

> A certain tract or parcel of land situate in Section 32, Township 11 North, Range 4 East, N.M.P.M. (as projected) within the Elena Gallegos Grant, Bernalillo County, New Mexico, and comprising all of Tract "D"-1 Replat of Tract "C" and Tract "D" of land of A. G. P. in the vicinity of Eubank Blvd. NE, as the same is shown and designated on the Summary Plat filed in the Office of the County Clerk of Bernalillo County, New Mexico, on September 14, 1979, recorded in Vol. C-15, Folio 110,

(hereinafter referred to as Tract D-1); and

WHEREAS, the easterly portion of Tract D-1 known as Phase II of Tract D-1 comprises approximately 53,954.694 square feet and is more particularly described in Exhibit A attached hereto and incorporated herein by reference; and

WHEREAS, the Limited Partnership has, or will apply to the City of Albuquerque for a certificate of occupancy after final inspection of certain improvements to be constructed upon the westerly portion of Tract D-1 exclusive of Phase II of Tract D-1; and

WHEREAS, as a condition of issuing said certificate of occupancy the City of Albuquerque has required that the Limited Partnership agree to create an easement for the surface drainage of Phase II of Tract D-1 in the event the Limited Partnership should convey all or

a portion of Phase II of Tract D-1 to any third party;

IT IS NOW, in exchange for the consideration hereinabove expressed, agreed by the Limited Partnership as follows:

In the event all or any portion of Phase II of Tract D-1 is sold, transferred, assigned or conveyed to any third party, there shall be created and likewise sold, transferred, assigned or conveyed an easement appurtenant thereto for surface drainage over and across the realty comprising a portion of Tract D-1 as described in Exhibit B attached hereto and incorporated herein by reference.

This Covenant to Create an Easement shall run with the title to Tract D-1 and shall be binding upon the Limited Partnership and its grantees, successors and assigns, and may be enforced by any third party hereafter acquiring a legal or equitable interest in and to the title of Phase II of Tract D-1.

IN WITNESS WHEREOF Northeast Heights Self Storage Limited Partnership sets its hand and seal the year and date above first written.

NORTHEAST HEIGHTS SELF STORAGE
LIMITED PARTNERSHIP

By_____
R. S. NUNNALLY
General Partner

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

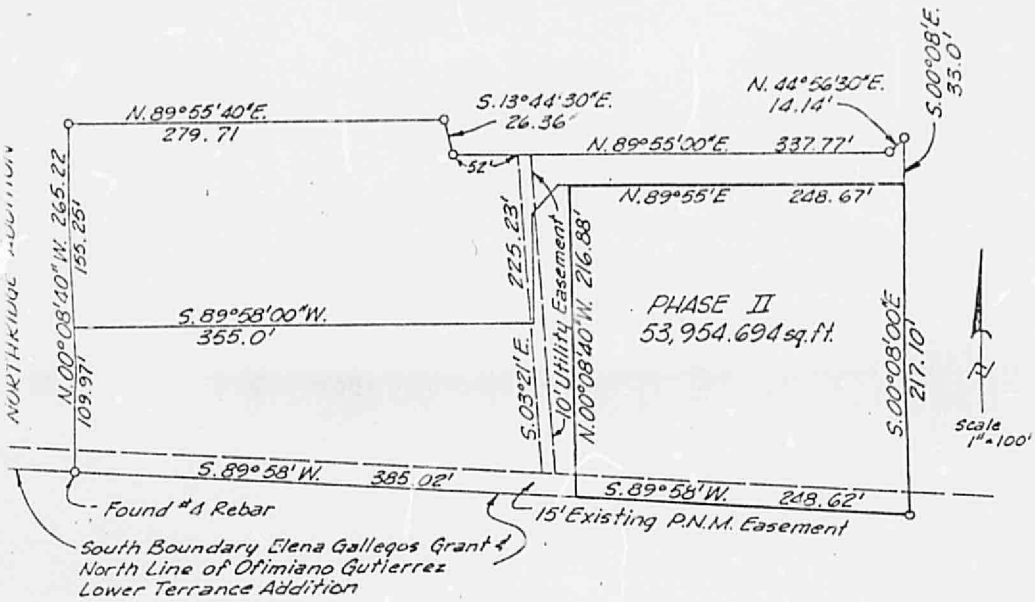
The foregoing instrument was acknowledged before me this ____ day of December, 1979 by R. S. Nunnally, General Partner of Northeast Heights Self Storage Limited Partnership, a New Mexico limited partnership.

My Commission Expires:

_____

_____
Notary Public

PHASE II TRACT D-



Phase II of TRACT D-1 of keplat of Tract "C" & "D" of Land of A.G.P., filed Vol. C-15, folio 110, September 14, 1979 records of Bernalillo County Clerk.

Beginning at the Southwest corner from which point the Southwest corner of Tract D-1 bears S.89°58"W., a distance of 385.02 feet; thence from said point of beginning N.0°08'40"W., a distance of 216.88 feet to a point; thence,

N.89°55'00"W., a distance of 248.67 feet to a point; thence,

S.0°08'00"E., a distance of 217.10 feet to a point; thence,

S.89°58'W., a distance of 248.62 feet to the place and point of beginning and containing 53,954.694 square feet more or less.

CERTIFICATE OF SURVEY

I, WILLIAM I. MATOTAN, NEW MEXICO REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR NO. 1593, HEREBY CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED BY ME OR UNDER MY DIRECTION FROM FIELD NOTES OF AN ACTUAL SURVEY AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IN WITNESS WHEREOF, THIS CERTIFICATE IS EXECUTED AT ALBUQUERQUE, NEW MEXICO, ON THIS 3RD DAY OF OCTOBER 1979

William I. Matotan

WILLIAM I. MATOTAN, P.E. & L.S., NO. 1593

REGISTERED PROFESSIONAL ENGINEER & L.S. STATE OF NEW MEXICO No. 1593 WILLIAM I. MATOTAN

WILLIAM MATOTAN & ASSOCIATES INC.
ENGINEERS
ALBUQUERQUE, NEW MEXICO

Exhibit A

A tract or parcel of land situate in Section 32, Township 11 North, Range 4 East N.M.P.M. (as projected) within the Elena Gallegos Grant, Bernalillo County, New Mexico. And comprising all of tracts "C" and "D" of lands of A.G.P. - Summary Plat, as filed with the County Clerk, Bernalillo County In Vol. D-7, folio 157, April 12, 1977 and being more particularly described as follows, to-wit:

Beginning at the Southwest corner of the aforementioned Lands of A.G.P., a ½" steel stake on the South Boundary of the Elena Gallegos Grant from which point the closing Corner of Sections 32 & 33, T.11N, R.4E, N.M.P.M. on the south boundary of the Elena Gallegos Grant bears N.89°58'E., 686.64 feet distance; thence,

N.89°58'E., a distance of 385.02 feet; thence,

N.00°08'40"W., a distance of 10 feet; thence,

S.89°58'W., a distance of 375.02 feet; thence,

N.00°08'40"W., a distance of 45 Feet; thence,

S.89°58'W., a distance of 10 feet, to a point on the West boundary of Tract D described above; thence,

S.00°08'40"E., a distance of 55 feet to the place of beginning at the Southwest corner of Tract D.

Exhibit B

CITY OF ALBUQUERQUE

ALBUQUERQUE, NEW MEXICO

INTER-OFFICE CORRESPONDENCE January 31, 1980 REF. NO._____

TO: Malcolm deVesty, Assistant City Attorney

FROM: Bruno Conegliano, Assistant City Attorney-Hydrology B.C.

SUBJECT: Northeast Heights South Storage Unit

Mr. Nunnally ownes the tract of land shown on the attached plan. His purpose is to use the western most part of his parcel to construct self storage units. The eastern part of the parcel, with frontage on Eubank Blvd., may receive a different type of development and/or be sold to others.

Purpose of my request for the dedication of a drainage easement is to gurantee that if the parcel is split, the eastern most portion will have a drainage outlet available.

BC/lc
encl.

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Attention: BRIAN BURNETT

DRAINAGE REPORT INFORMATION SHEET

PROJECT TITLE Northeast Heights Self Storage Facility Phase 2

ZONE ATLAS PAGE NO. F-20 CITY ADDRESS EUBANK BLVD NE

LEGAL ADDRESS Northridge Add., Tract D, UNIT 10

ENGINEERING FIRM TOM MANN & ASSOC. CONTACT STEVE CANNON

ADDRESS 811 DALLAS NE PHONE 265-5611

OWNER RANDY NUNNALLY CONTACT

ADDRESS 2901 Juan TABO NE PHONE

ARCHITECT/SURVEYOR CONTACT

ADDRESS PHONE

DATE SUBMITTED 5/27/83

BY Stephen Cannon

RECEIVED

MAY 27 1983

ENGINEERING

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

F20 - D9

June 9, 1983

Mr. Steve Cannon
Tom Mann & Associates
811 Dallas N.E.
Albuquerque, N.M. 87110

RE: GRADING PLAN FOR NORTHEAST HEIGHTS SELF STORAGE PHASE II

Dear Steve:

The revised plan is approved. Please see that the plans dated 5/26/83 are placed in the City construction sets.

Very truly yours,

Brian G. Burnett
Civil Engineer/Hydrology

BGB/tsl

CALCULATIONS

Time (minutes)	Pond A Volume = 5,425 Inflow c.f.	Pond A Volume = 5,425 Outflow c.f.	Pond B Volume = 4,234 Inflow c.f.	Pond B Volume = 4,234 Outflow c.f.	Flow Rate (c.f.s.)
0.5	1,639	-	1,236	-	
5-10	3,258	-	2,210	-	
10-15	1,827	1,299	1,378	1,889	6.30
15-30	2,482	2,482	1,873	4,355	4.84
30-60	2,582	2,582	1,948	4,530	2.52